

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
October 13, 2021
Virtual & In-Person Meeting

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Sam Tressler, Chair; Craig Hicks, Vice-Chair; Joel Rensberger, Secretary; Carole Sepe; Michael Sowell; Terry Bowie. (Mr. Bowie arrived following roll call.)

Members Absent: None.

Staff Present: Mike Wilkins, Development Review Director; Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Mark Mishler, Traffic Engineer; Ashley Moore, Senior Planner; Cody Shaw, Principal Planner; Graham Hubbard, Principal Planner; Denis Superczynski, Livable Frederick Manager; John Dimitriou, Livable Frederick Design Planner; Tim Goodfellow, Livable Frederick Environmental Principal Planner and Karen James, Administrative Specialist

The meeting was called to order at 9:01 am.

1. PLEDGE OF ALLEGIANCE Sam Tressler

2. ROLL CALL Sam Tressler

3. MINUTES TO APPROVE

August 11, 2021; September 8, 2021; September 15, 2021. Ms. Sepe had one correction to the minutes from September 8 -- Item #7, paragraph two to read, "Ms. Sepe had a question regarding Application #22-17 Flook and #22-23 Grossnickle. She saw a letter from the Town of Middletown but it was not specific. She would not be able to approve without further documentation for clarification that the Towns understand the effect to their growth area."

Mr. Hicks moved to approve the August 11, 2021 and September 15, 2021 minutes as written; and the September 8, 2021 minutes as amended. Mr. Rensberger 2nd.

VOTE 5-0-0-1

FOR: 5 – Tressler, Rensberger, Hicks, Sepe, Sowell

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 – Bowie

4. PLANNING COMMISSION COMMENTS

Ms. Sepe mentioned the upcoming Maryland Planning Commissioners Association Conference and the importance of the annual report.

5. AGENCY COMMENTS / AGENDA BRIEFING

Ms. Brandt reminded the Commissioners of the upcoming Sugarloaf Plan Workshop #2 scheduled for 9 a.m. Wednesday, Oct. 20. This workshop will begin the discussion of Chapter 4, Land Use; Mr. Goodfellow will provide an overview of the chapter for the Commission's feedback and direction. Following the lunch break, public comment will be received, and then the workshop will resume. November meetings will be held on Nov. 10 and 17, beginning at 9:30 a.m. Nov. 10 will include Development Review items and a Sugarloaf Plan Workshop.

6. PRELIMINARY PLAN

Lake Linganore Boulevard - The Applicant is requesting Preliminary Plan approval to establish the right of way for Lake Linganore Blvd extension from LTC to Meadow Road. Located on the west side of Lake Linganore Blvd. Tax Map: 12, p/o Parcel 12, 14, and 736; Zoned: Mixed Use Development, Planned Unit Development, and Institutional; Planning Region: New Market. S-829 (AP# PP262868)

Staff Presentation:

Cody Shaw, Principal Planner

Applicant Presentation:

Eric Soter, Rodgers Consulting

Jason Wiley, Main Street Development

Tim Crawford, Rodgers Consulting

Mr. Hicks had questions regarding the meaning of natural and substantial buffers. He also asked about the County Master Plan and how it relates to Livable Frederick. Mr. Rensberger asked about a letter from Frederick County Public Schools, outlining what they would not be participating in with this property, and later the approval given by the Board of Education – in concept. Mr. Sowell continued with questions about the number of specimen trees being removed, and those being retained. Mr. Hubbard addressed those concerns. Ms. Sepe had questions about lighting and traffic questions for Mr. Mishler. Mr. Hicks referenced the Board of Education letter and its very specifically worded conditions. Questions about lighting were asked by Ms. Sepe. Mr. Sowell asked if this would be considered part of the school zone. Response was, “not sure.” There will be no access to the school property from Lake Linganore Blvd. Ms. Sepe questioned the number of trees to be removed, as well as the needed grading. Mr. Rensberger commented on the use of local materials being mined to provide the fill to construct the road.

Public Comment: None

Decision: Mr. Rensberger made a motion to approve the Preliminary Plan with conditions and modifications as listed in the staff report. Ms. Sepe 2nd.

<u>VOTE</u>	<u>6-0-0-0</u>
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. COMBINED PRELIMINARY/FINAL/ADDITION PLAT

Westview Lots 5 and 6 - The Applicant is requesting Combined Preliminary/Final/Addition Plat approval to subdivide Lots 5 and 6 into Lots 5, 6A, and 6B. Located at 5255, 5265, and 5275 Westview Drive. Tax Map: 86 & 77, p/o Parcel 215; Zoned: Mixed Use Development (MXD); Planning Region: Frederick. S-905 (AP# PL265237)

Staff Presentation:

Graham Hubbard, Principal Planner

Applicant Presentation:

Fran Zeller, Harris, Smariga and Associates

Shawn Goldstein, Avison Young

Ms. Sepe asked for clarification regarding a typo in the Applicant's modification letter referencing the panhandle for Lot 6B (not Lot 5). Mr. Hicks had questions about setbacks. Ms. Sepe also asked about height restrictions. Mr. Bowie asked if there are plans to connect to Bank Court. Mr. Hubbard responded that he knows of no plans to connect.

Public Comment: None

Decision: Mr. Hicks made a motion to approve the Combined Preliminary/Final/Addition Plat with conditions and modifications as listed in the staff report. Mr. Bowie 2nd.

VOTE	6-0-0-0
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Break from 10:25 to 10:35 a.m. Meeting resumed.

8. **SITE PLAN**

- a) Renn Kirby Mitsubishi – The Applicant is requesting Site Development Plan approval for construction of a 19,500 sq. ft. automobile sales and service center located on a 3.46 acre Site. Located at 5708 & 5712 Buckeystown Pike and 7398 Grove Road, approximately 450 ft. north of the intersection of Buckeystown Pike (Rt. 85) and Grove Road. Tax Map: 77, Parcel: 186; Zoned: General Commercial (GC); Planning Region: Frederick SP88-46 (AP# SP265234 APFO# A265236 FRO# F265235)

Staff Presentation:

Ashley Moore, Principal Planner

Applicant Presentation:

Fran Zeller, Harris, Smariga and Associates

Sean Kirby

Amanda McMullen

Ms. Sepe questioned the location of the loading area. Ms. Moore explained location. Ms. Sepe followed up with a question referencing the mention of well and septic in the staff report. This was an error. Also clarification needed for a drainage easement to be added to the #3 Condition. Further discussion included traffic coming in to the car wash located on Buckeystown Pike, creating a backup. Ms. Sepe thought having no left turns would help the situation. Mr. Bowie felt that the car wash would not impact the site. Mr. Rensberger asked about landscaping plans and the presence of native species. Mr. Hicks asked about potential traffic effects on Md. 85. Trucks entering and exiting was also a concern of Ms. Sepe. Mr. Bowie expressed that he thought this was a good use of an existing industrial location.

Public Comment: None

Decision: Mr. Rensberger made a motion to conditionally approve the Site Development Plan with conditions and modifications as listed in the staff report. Mr. Hicks 2nd. Mr. Rensberger amended his motion to include a fourth proposed condition to work with staff to eliminate or relocate easements as appropriate. Mr. Hicks 2nd.

VOTE	6-0-0-0
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b) Dave's Mechanical – The Applicant is requesting Site Development Plan approval to change the use of an existing home to a plumbing business and conversion of existing accessory structures to accessory storage located on a 1.38 Site. Located at 9022 Walnut Street, located at the intersection of Walnut Street and South Street. Tax Map: 51, Parcel: 46; Zoned: Village Center (VC); Planning Region: Walkersville. SP19-21 (AP# SP266308 APFO# A266313 FRO# F266309)

Staff Presentation:

Ashley Moore, Principal Planner

Applicant Presentation:

Lee Miller, Terra Solutions Engineering
Diana and Dave Scurto

Mr. Hicks confirmed that this was approved one year ago, but instead will now use an existing building. Ms. Sepe asked about the length of the access drive. Mr. Rensberger questioned landscape buffering and about the presence of native species. Ms. Sepe felt the site was improving. Mr. Bowie had no questions.

Public Comment: None

Decision: Mr. Sowell made a motion to conditionally approve the Site Development Plan with conditions and modifications as listed in the staff report. Mr. Hicks 2nd.

VOTE	6-0-0-0
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

9. SUMMER 2021 CYCLE - WATER & SEWERAGE PLAN AMENDMENTS

Mr. Goodfellow will seek vote for consistency of all summarized amendments with the applicable comprehensive plan.

WS-21-24 Hooper Family, LLC

East side of Yellow Springs Road at Old West Seventh Street. Requesting reclassification of Parcel 21 (0.74 ac.) from S-5 to S-4.

Mr. Rensberger made a motion to find Case WS-21-24 consistent with the Livable Frederick Master Plan. Mr. Bowie 2nd.

Public Comment: None

VOTE	6-0-0-0
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Bowie
AGAINST:	0
ABSTAIN:	0

ABSENT: 0

WS-21-25 Town of New Market on behalf of Lawson and Jabez Properties, LLC

West Main Street in the Town of New Market. Requesting reclassification of Parcel 3881 (1.05 ac.) from W-5 to W-3.

Public Comment: None

Mr. Rensberger made a motion to find Case WS-21-25 consistent with the Livable Frederick Master Plan. Mr. Sowell 2nd.

<u>VOTE</u>	<u>6-0-0-0</u>
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

WS 21-26 Renn Family Investments, LLC (Renn II/Frederick Commerce Center)

North and south sides of Gas House Pike in the City of Frederick. Requesting reclassification of 325 acres from No Planned Service (NPS) to W-4, S-4.

Public Comment: None

Mr. Hicks made a motion to find Case WS-21-26 consistent with the Livable Frederick Master Plan. Mr. Sowell 2nd.

<u>VOTE</u>	<u>6-0-0-0</u>
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Lunch break 12:15 p.m. Meeting to resume at 1:00 p.m.

10. SOUTH FREDERICK CORRIDORS PLAN WORKSHOP

Ms. Brandt introduced Mr. Dimitriou, author of the draft plan. Subjects to discuss included the planning framework, purpose and approach, policy vision and design vision. Ms. Brandt added that the virtual charrette sessions and Scoping Group meetings guided the development of these elements. Ms. Brandt invited comments and feedback from the Planning Commission. Mr. Dimitriou gave a brief overview of the concepts related to each section provided. The overarching approach of the plan is to try to create a vivid framework that can guide development over the long-term.

Ms. Sepe stated that there should be more information about mixed use, including livability and making the area more vibrant.

Mr. Hicks asked if Ms. Sepe was looking for more of a people-focus. Mr. Bowie said he felt the planning staff has done a good job. Mr. Superczynski said the purpose does need to be more explicit in terms of the residential component.

Mr. Sowell asked what is unique about this corridor and how do we incorporate that concept into how we design communities. Mr. Hicks noted that it looks as if re-development is also important to this plan. Ms. Sepe asked about flexibility – things change, markets change and developers may need flexibility. Mr. Dimitriou said the approach will be incremental and gradual.

A slide was presented showing residential uses and industrial uses.

Regarding plan content concerning the City of Frederick, Ms. Brandt said there are monthly meetings with the City of Frederick planners and nothing will be put forward that the city planners have not seen.

Mr. Dimitriou shared maps of the proposed districts and sub-districts.


Mr. Rensberger asked about the composition of the Scoping Group. Mr. Superczynski said 12 or 15 people, including the business community, representatives of local industry, and development community. Mr. Dimitriou said Rick Weldon, President and CEO of the Frederick County Chamber of Commerce, serves on the Scoping Group.

Mr. Sowell brought up the topic of energy efficiency and the importance of looking to the future. Brief additional discussion took place, including the importance of charging stations and being better prepared for the future.

Motion to adjourn by Mr. Rensberger. Mr. Sowell 2nd.

<u>VOTE</u>	<u>6-0-0-0</u>
FOR:	6 – Tressler, Rensberger, Hicks, Sepe, Sowell, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Meeting adjourned at 2:50 pm



Samuel G. Tressler III, Chair

11/16/21
Date